

Electronically Recorded

Tarrant County Texas

Official Public Records

1/27/2010 1:02 PM

D210019285



Suzanne Henderson

PGS 2 \$20.00

Submitter: SIMPLIFILE

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### **RATIFICATION OF OIL, GAS, AND MINERAL LEASE**

**State: Texas**  
**County: Tarrant**  
**Lessor: Mark Kevin Dennis**  
**3410 East Country Club Dr.**  
**La Porte, TX 77571**  
**Lessee: XTO Energy Inc.**  
**810 Houston Street**  
**Fort Worth, Texas 76102**  
**Effective Date: March 3, 2007**

Lessor, named above, owns an interest in the following lands (the "Lands") in the county and state named above:

20.00 acres of land, more or less, Tract 26, Horseshoe Hills Addition, Tarrant County, Texas, out of the J. Wilcox Survey No. 40, A-1724, more particularly described as being the same land described in a deed conveying 10 acres, more or less, dated November 17, 2005, from Winford B. Baker and Jo Ann Baker to Steven Clare and Beatrice Clare, recorded as Document Number D205347362, Official Records, Tarrant County, Texas and in a Deed conveying 9.064 acres, more or less, also dated November 17, 2005, from Winford B. Baker and Jo Ann Baker to Steven Clare and Beatrice Clare, recorded as Document Number D205347364, Official Records, Tarrant County, Texas.

The Lands are subject to an Oil, Gas, and Mineral Lease (the "Lease"), dated March 3, 2007, from Steve Clare and Beatrice Clare, as Lessors, granted in favor of Fort Worth Basin Oil & Gas Development, LP, which lease is now held by Lessee named above. The Lease was filed of record on May 14, 2007, as a Memorandum of Oil, Gas and Mineral Lease (the "Memorandum"), recorded as Tarrant County Clerk's Document No. D207165544, Official Public Records, Tarrant County, Texas, which Memorandum was thereafter filed for correction on July 5, 2007, and recorded as Tarrant County Clerk's Document No. D207233342, Official Public Records, Tarrant County, Texas. The Lease is subject to that Assignment of Oil & Gas Leases With Reservation of Overriding Royalty Interest (the "Assignment"), dated February 8,

2008, recorded as Tarrant County Clerk's Document No. D208046019, Official Public Records of Tarrant County, Texas.

For adequate consideration, the receipt and sufficiency of which is acknowledged, Lessor named above ratifies the Lease and grants, leases, and lets all of Lessor's undivided mineral interest in the Lands to Lessee on the same terms and conditions as provided for in the Lease, and adopts and confirms the Lease as if Lessor was an original party to and named as a Lessor in the Lease.

This Ratification is executed on the date of the acknowledgment of Lessor's signature below, but shall be deemed effective for all purposes as of the Effective Date stated above.

LESSOR:

Mark Kevin Dennis  
Mark Kevin Dennis

THE STATE OF Texas §  
§  
COUNTY OF Harris §

This instrument was acknowledged before me on the 11 day of January, 2010  
by Mark Kevin Dennis.

Georgia G. Pemberton  
Notary Public, State of Texas  
My Commission Expires: 9-8-2010

